

WOLF CREEK WINERY

COLEHARBOR, NORTH DAKOTA

FOR
SALE

REAL ESTATE
& BUSINESS



A TURNKEY WINERY IN THE HEART OF COLEHARBOR



PROPERTY HIGHLIGHTS

- 22,750 SF Land Parcel
- 3,512 SF Building – Built in 2023
- Fully Operational Winery
- Includes Real Estate, Business, Equipment, Furniture & Décor
- Modern Production Facility
- Tasting Room & Retail Space
- Strong Local & Regional Following

INCLUDES



Wine Making Equipment



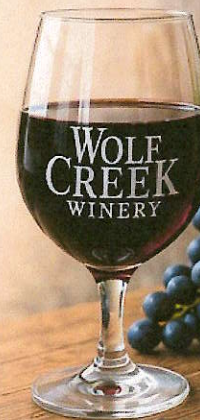
Furniture & Décor



Established Brand Presence



Turnkey Opportunity



EXCLUSIVE LISTING AGENTS



Jamie McLean

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✉️ jamesonmclean@gmail.com

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🌐 archerfargo.com



WOLF CREEK WINERY---Business & Real Estate

Wolf Creek Winery began as a hobby in the early 2000s and evolved into a boutique winery in 2012. From humble beginnings, they have expanded their offerings and honed their craft, earning a reputation for quality and innovation. The objective has been to craft quality, small batches of North Dakota wines, providing special details in our winemaking process that make us a top North Dakota boutique winery.

Nestled in a recreational wonderland offering camping, fishing, hunting, and various outdoor activities, the winery stands as a testament to North Dakota's vibrant tourism attractions.

Now available for purchase...the real estate; fixtures, furnishings, and equipment; social media channels and contact information (excludes owner's cell number); customer and distribution lists.

ADDRESS:

119 Main Street, Coleharbor, ND
One block from Highway 83, with 4,475 VPD

LAND SIZE:

22,750 square feet ("sf")

We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change in terms, rental or other conditions, prior to sale, lease or financing, or withdrawn without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisor should conduct your own investigation of the property and transaction.

**BUILDING DETAILS:**

- 3,515 sf total building size
- Constructed in 2023
- Single story wood frame steel clad building
- WINE TASTING ROOM (1,232 sf):
 - o Commercial Kitchen
 - o Heated and cooled
 - o Two handicap accessible restrooms
 - o Ample distribution of plumbing
 - o Seating capacity at high top tables 40 +/-
 - o Seating capacity at bar 6
- PRODUCTION AREA (2,280 SF):
 - o Ample distribution of plumbing
 - o Handicap accessible restroom stubbed for future shower
 - o Heated and cooled
 - o Two overhead doors:
 - One 16' tall
 - One 12' tall
 - o Epoxy sealed floor with trench drains
 - o Insulated with wall and ceiling liner panels
 - o Production area is 44' deep
- COVERED PATIO AREA (528 sf)
 - o Faces SW for afternoon sun
 - o Adjacent to Wine Tasting room and restrooms

REAL ESTATE TAXES:

2025 taxes paid in 2026: \$3,574.22

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PARCEL NUMBERS: 74 0001 00043 000
74 0001 00042 000

LEGAL DESCRIPTION: Lots 3-4-5-6-7-8-9, Block 5, Coleharbor City

PRICE: **\$529,000.00**

ADDITIONAL INFORMATION:

- Detailed financials for the business available after signing a Non-Disclosure Agreement...contact agent.
- Turn key opportunity, or convert to another use.

CONTACT FOR MORE INFORMATION (agents for the Owner):

Jamie McLean, Broker
Integra Property Group, Inc.
getlistedgetsoldnd.com
701.425.8310
jamesonmclean@gmail.com

Jay Nelson, CCIM, Sales Agent
Archer Commercial Real Estate
ArcherFargo.com
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McLean County

NORTH DAKOTA

Shopping Cart: 0 items [\$0.00]

New Search **History** **Payoff** **Pay Taxes** **Help**

Parcel#: 74-0001-00042-000

Status: Paid

Receipt: 35395

2025 Owner(s):
WCWND PROPERTY, LLC

Mailing Address:

3631 8R ST NW
COLEHARBOR, ND 58531

Legal Description:

LOTS 3-4-5-6 BLK 5

2025 Value:

Market Value \$2,100
Taxable: \$105

Disabled Vet Credit: \$0
Homestead Credit: \$0
Net Taxable: \$105

Detail

2025 Taxes:

View Pie Charts

First Half: \$217.94 **Due:** 3/2/2026
Second Half: \$14.88 **Due:** 10/15/2026
Total: \$232.82

Show Current Tax Bill

Detail

2025 Payments:

First Half: \$231.01
Second Half: \$14.88
Discount: \$0.00
Total: \$245.89
(May include penalty & interest)

2025 Legal Records:

Geo Code:

Property address: 0

Subdivision: (0074-0001) COLEHARBOR-ORIGINAL TOWNSITE **Lot:** 3-4-5 **Block:** 5

TRS: T000, R000, Sec. 00

Legal: LOTS 3-4-5-6 BLK 5

Note: McLean County makes the Web information available on an "as is" basis. All warranties and representations of any kind with regard to said information is disclaimed, including the implied warranties of merchantability and fitness for a particular use. McLean County does not warrant the information against deficiencies of any kind. Under no circumstances will McLean County, or any of its officers or employees be liable for any consequential, incidental, special or exemplary damages even if appraised of the likelihood of such damages occurring.

Property Tax data was last updated 07/23/2026 06:30 PM.

Send Payment To:

McLean County Treasurer
PO Box 1108
Washburn, ND 58577
(701) 462-8541



McLean County

NORTH DAKOTA

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Parcel#: 74-0001-00043-000

Status: Paid

Receipt: 35396

2025 Owner(s):
WCWND PROPERTY, LLC

Mailing Address:

3631 8R ST NW
COLEHARBOR, ND 58531

Legal Description:

LOTS 7-8-9 BLK 5

2025 Value:

Market Value \$237,900
Taxable: \$11,895

Disabled Vet Credit: \$0
Homestead Credit: \$0
Net Taxable: \$11,895

[Detail](#)

2025 Taxes:

[View Pie Charts](#)

First Half: \$1,888.64 **Due:** 3/2/2026
Second Half: \$1,685.58 **Due:** 10/15/2026
Total: \$3,574.22

[Show Current Tax Bill](#)

[Detail](#)

2025 Payments:

First Half: \$2,001.95
Second Half: \$1,685.58
Discount: \$0.00
Total: \$3,687.53
(May include penalty & interest)

2025 Legal Records:

Geo Code:

Property address: 0

Subdivision: (0074-0001) COLEHARBOR-ORIGINAL TOWNSITE **Lot:** 7 **Block:** 5

TRS: T000, R000, Sec. 00

Legal: LOTS 7-8-9 BLK 5

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